

## WARRANTY DEED

Form WD-1  
Revised 12/2021  
Deed Reference Instrument No: 201515021286

Project:	1601028
Code:	N/A
Parcel:	3
Page:	1 of 3

**THIS INDENTURE WITNESSETH**, That Bradly A. Pfeifer, the Grantor of Tippecanoe County, State of Indiana Conveys and Warrants to the **THE TIPPECANOE COUNTY BOARD OF COMMISSIONERS**, the Grantee, for and in consideration of the sum of Six Thousand Two Hundred Dollars (\$6,200.00) (of which said sum \$6,200.00 represents land and improvements acquired and \$0.00 represents damages) and other valuable consideration, the receipt of which is hereby acknowledged, certain Real Estate situated in the County of Tippecanoe, State of Indiana, and being more particularly described in the legal description attached hereto as Exhibit "A" and depicted upon the Right of Way Parcel Plat attached hereto as Exhibit "B", both of which exhibits are incorporated herein by reference.

This conveyance is subject to any and all easements, conditions and restrictions of record.

The Grantor hereby specifically acknowledges and agrees that the Real Estate conveyed herein is conveyed in fee simple and that no reversionary rights whatsoever shall remain with the Grantor, or any successors in title to the abutting lands of the Grantor, notwithstanding any subsequent abandonment, vacation, disuse, nonuse, change of use, conveyance, lease and/or transfer by the Grantee or its successors in title, of a portion or all of the said Real Estate or any right of way, roadway or roadway appurtenances established thereupon. This acknowledgement and agreement is a covenant running with the land and shall be binding upon the Grantor and all successors and assigns.

The Grantor assumes and agrees to pay the 2021 payable 2022 real estate taxes and assessments on the above described real estate. This obligation to pay shall survive the said closing and shall be enforceable by the Tippecanoe County Board of Commissioners in the event of any non-payment.

Interests in land acquired by The Tippecanoe  
County Board of Commissioners  
Grantee mailing address:  
20 North 3<sup>rd</sup> St., Lafayette, IN 47901  
I.C. 8-23-7-31

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IN WITNESS WHEREOF, the said Grantor has executed this instrument this 9<sup>th</sup> day of May, 2022.

Signature

(Seal)

Bradly Pfeifer  
Printed Name

STATE OF INDIANA:

SS:

COUNTY OF TIPPECANOE:

Before me, a Notary Public in and for said State and County, personally appeared Bradly Pfeifer, the Grantor in the above conveyance, and acknowledged the execution of the same on the date aforesaid to be his voluntary act and deed and who, being duly sworn, stated that any representations contained therein are true.

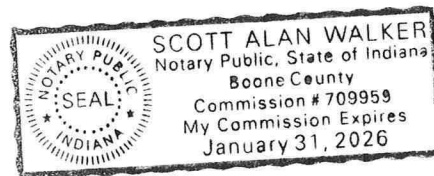
Witness my hand and Notarial Seal this 9<sup>th</sup> day of May, 2022.

Signature

Printed Name

My Commission expires

I am a resident of Boone County.



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Interests in land acquired by, the Tippecanoe County Board of Commissioners, Tippecanoe County, Indiana

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. **Scott A. Walker**

This instrument prepared by Douglas Joseph Masson, Attorney at Law.

No. 19474-53  
200 Ferry Street, Suite C  
P.O. Box 99  
Lafayette, IN 47902-0099

Grantee's mailing and tax bill address:  
Tippecanoe County Board of Commissioners  
20 North 3<sup>rd</sup> Street  
Lafayette, IN 47901

Legal Description prepared by Butler, Fairman & Seufert, Inc

## EXHIBIT "A"

Project: OLD 231 & CR 500 S  
Tax I.D.: 79-11-18-429-003.000-030

Parcel: 3  
Sheet: 1 of 1

A part of Lot numbered Three (3) in Stratford Glen Subdivision, Part One (1), the plat of which is recorded as Plat Cabinet D, Slide D-196 (all referenced documents are recorded in the Office of the Recorder of Tippecanoe County), being that part of the grantor's land described in Instrument 201515021286, more particularly described as follows:

A strip of land 15 feet wide, taken by parallel lines off the eastern side of said Lot 3, containing 1,013 square feet, more or less.

Given this 20<sup>th</sup> day of April, 2021.

*Michelle A. Watts*

Michelle A. Watts, P.S.  
Registered Land Surveyor  
State of Indiana, Surveyor No. 21100021

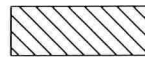


This description was prepared for Tippecanoe County by Butler, Fairman & Seufert, Inc.

PARCEL NO. : 3  
PROJECT NO.: 1601028  
ROAD NAME : OLD U.S. 231  
COUNTY : TIPPECANOE  
SECTION : 18  
TOWNSHIP: 22 N.  
RANGE : 4 W.

OWNER: BRADLY A. PHEIFER  
INSTRUMENT NO. 201515021286, DATED 11/12/2015

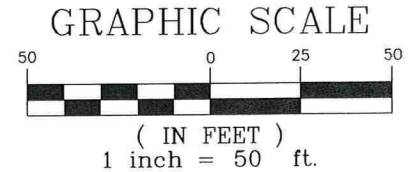
DRAWN BY: DRM 05/20/2019  
CHECKED BY: MAW 04/05/2021  
SCALE: 1"= 50'  
SHEET 1 OF 2



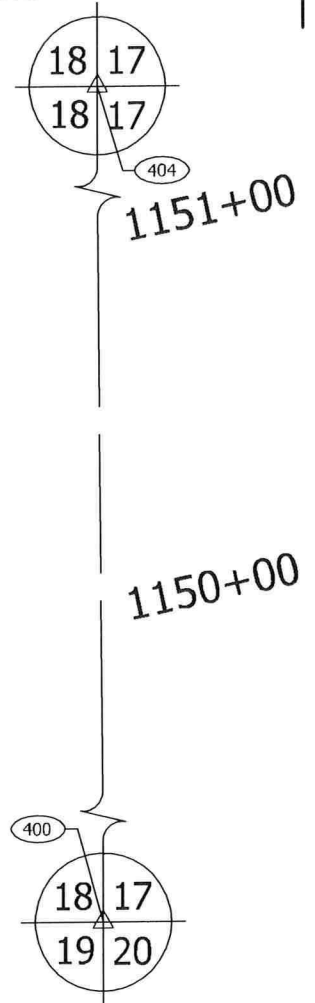
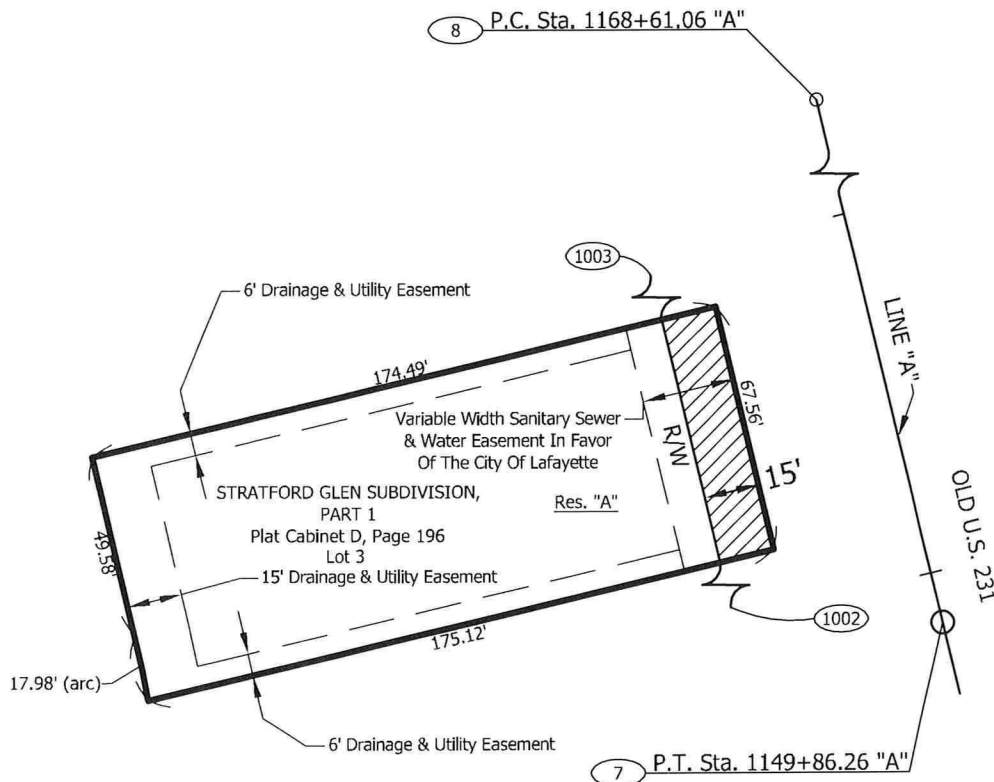
HATCHED AREA IS THE  
APPROXIMATE TAKING

THIS PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM THE RECORDER'S OFFICE  
AND OTHER SOURCES WHICH WERE NOT NECESSARILY CHECKED BY A FIELD SURVEY.

### EXHIBIT "B"



N



### PARCEL COORDINATE CHART

POINT	STATION	OFFSET	CL	NORTH	EAST
1002	1149+86.26	55.00' Lt.	"A"	172810.4901	786145.5167
1003	+PL(1155+52.19)	55.00' Lt.	"A"	173360.4896	786012.1980

SEE LOCATION CONTROL ROUTE SURVEY PLAT FOR POINTS: 7 - 8, 400, & 404

NOTE: STATIONS AND OFFSETS CONTROL OVER BOTH NORTH AND EAST COORDINATES AND BEARINGS AND DISTANCES.

### SURVEYORS STATEMENT

To the best of my knowledge and belief, this plat, together with the "Location Control Route Survey Plat" recorded as Instrument #201919008577 in the Office of the Recorder of TIPPECANOE County, Indiana, (incorporated and made a part hereof by reference) comprise a Route Survey executed in accordance with Indiana Administrative Code 865 IAC 1-12, ("Rule 12").

### RIGHT-OF-WAY PARCEL PLAT

Prepared for - INDOT  
by Butler, Fairman and Seufert, Inc. (Job #6159)

*Michelle A Watts* 04/20/2021  
MICHELLE A. WATTS  
P.S. 21100021  
Date



The attached **Warranty Deed – Parcel 3 (Old 231 & 500 S Project)** is approved and accepted on behalf of the Board of Commissioners of the County of Tippecanoe in the State of Indiana, on this   5   day of   July  , 2022.

\_\_\_\_\_  
Davis S. Byers, President

\_\_\_\_\_  
Tracy A. Brown, Vice President

\_\_\_\_\_  
Thomas P. Murtaugh, Member

Constituting the Board of Commissioners of the County of Tippecanoe, in the State of Indiana.

Attest: \_\_\_\_\_  
Robert A. Plantenga, Auditor